County of Riverside
TLMA Aviation
4080 Lemon Street, 14th Floor, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

November 26, 2025

Project Name: Approval of the Jacqueline Cochran Regional Airport Ground Lease Agreement between the County of Riverside, as Lessor, and AFM Aviation Inc., a Nevada Corporation as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt pursuant to State CEQA Guidelines Sections 15061(b)(3), District 4

Project Location: Jacqueline Cochran Regional Airport, Assessor Parcel Number 759-050-004 and 759-040-013 (a portion)

Description of Project: The County of Riverside ("County") owns a 5.8-acre aeronautical parcel at the Jacqueline Cochran Regional Airport in the unincorporated community of Thermal, California ("Premises"). The Premises include a 10,625-square-foot aircraft storage hangar and an adjacent 1.97-acre improved ramp area. A portion of the Premises is currently occupied under a month-to-month temporary lease that expired on January 31, 2025. To secure a long-term tenant and encourage development, the County initiated a competitive solicitation process.

On June 10, 2025, the County's Transportation and Land Management Agency, Aviation Division ("Aviation"), issued a Request for Proposals (RFP) for the lease, development, and operation of the Premises. Following review and evaluation of the proposals received, AFM Aviation Inc., a Nevada corporation ("AFM Aviation"), was selected as the most suitable proposer based on its proposed services, long-term commitment, and development plan.

Aviation negotiated the Jacqueline Cochran Regional Airport Ground Lease Agreement ("Lease") with AFM Aviation. The Lease will have an initial term of thirty (30) years and shall commence upon the execution of a lease confirmation form by the parties. The lease also provides for the future development of two 28,800 square foot hangars, and an approximate 124,5252 square foot apron. Further CEQA

Approval of the Lease has been identified as a proposed project under the California Environmental Quality Act (CEQA) because a discretionary action is required for approval. Approval of the Lease Agreement is limited to AFM Aviation's occupancy of the Premises and will not result in any direct effects on the

environment. Subsequently, approval of the Lease itself will not result in any significant environmental impacts or include any mitigation measures.

Name of Public Agency Approving Project: County of Riverside

Name of Person or Agency Carrying Out Project: Riverside County Transportation and Land Management Agency – Aviation Division

Exempt Status: State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reason Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern, nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project is limited to the approval of a Lease Agreement. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

- **Section 15061 (b) (3) – "Common Sense" Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. Approval of the Lease would result in the same continued operation of the Premises and will not create any new significant direct or indirect environmental impacts. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Signed: Jose Ruiz **Date:** 11/26/25

Jose Ruiz, TLMA Regional Office Manager, County of Riverside TLMA-Aviation Division

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION TO BILL
BY JOURNAL VOUCHER

Project Name: Approval of the Jacqueline Cochran Regional Airport Ground Lease Agreement between the County of Riverside, as Lessor, and AFM Aviation Inc., a Nevada Corporation as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt pursuant to State CEQA Guidelines Sections 15061(b)(3), District 4

Accounting String: 523230-40710-1910700000 - ED19102001

DATE: November 26, 2025

AGENCY: Riverside County

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED AND PRESENTED BY: Jose Ruiz, TLMA Regional Office Manager, TLMA-Aviation

Signature: Jose Ruiz

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: Cassandra Sandoval

DATE:

RECEIPT # (S)